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**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

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Landmark/District:	<b>Capitol Hill Historic District</b>	<input checked="" type="checkbox"/> Agenda
Address:	<b>1229 E Street SE</b>	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>September 18, 2014</b>	<input type="checkbox"/> Alteration
Case Number:	<b>14-435</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Frances McMillen</b>	<input checked="" type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Owner Larry Quillian, with a structural inspection report written by Ahmed Morsi, seeks permit review for the demolition of 1229 E Street SE (commonly known as The Shotgun House) in the Capitol Hill Historic District.

**Property Description**

The two-room front section of the Shotgun House was constructed prior to 1853. Sometime before 1887, it was extended with the construction of a third room of the same narrow 14' width. A front porch was added in 1925 (replacing an earlier porch), and a brick kitchen addition was added in 1938. In the 1850s portion of the house, the original windows were replaced and the clapboard siding covered over with asphalt siding in 1942. A rear garage building, built in 1917, was approved for demolition by the Board several years ago due to its deteriorated condition.

The house at 1229 E Street SE is one of only two frame "shotgun" houses known to exist in the Capitol Hill Historic District. The shotgun house is a vernacular building type constructed predominately in towns and cities of the American south, generally for working class families, and the form is distinguished by a long, narrow gabled form and floor plan, which is one room wide and two or more rooms deep with no hallway. Modest frame houses such as 1229 E Street SE tell a more complete story of how working class residents lived than is reflected in the middle and upper class houses, grand public buildings, and high-style commercial buildings more typically appreciated and protected. As such, they are a valuable part of the city's historic districts.

**Proposal**

The proposal calls for the demolition of the subject property. An engineer's report included with the submission notes the damage and decay of the foundation, walls, roof trusses and beams, and floor joists.

**Evaluation**

The Board has a lengthy history of reviews at 1229 E Street SE in which the longtime owner and contract purchasers have proposed redevelopment strategies that have included both the demolition of the house and its integration into new construction. In denying a request to raze the building in 2002, the Board affirmed the significance of the house as a contributing building to the Capitol Hill Historic District. In January 2003, the Board made an official determination that the house was threatened by demolition by neglect. The Board approved a conceptual proposal in 2005 to develop the site for multi-unit residential use by restoring the house and connecting it via

a breezeway to a relatively shallow, three-story addition deeper in the lot. The project was not pursued. In October 2010, the Board approved a concept for an addition that included the restoration of the house, but the project was never realized and the property has continued to deteriorate.

Over the course of last several years the Board of Condemnation of Insanitary Buildings has on several occasions required the owner to protect the building from decay and deterioration through the correction of specific defects enumerated in the law.<sup>i</sup> These corrections included repair to foundation walls, boarding up of windows and doors, replacement of the roof and flashings, and removal of debris on the interior and exterior of the property.

The engineer's report and photographs included in the submission identify several structural defects and damage. A recent inspection by officials from the Department of Consumer and Regulatory Affairs and HPO staff revealed the house had deteriorated further since the last proposal was reviewed by the board. The floor system has been removed from the main section of the house and is partially missing in the rear. Water has infiltrated the interior of the building due to holes in the roof and walls, but much of the roof structure at the front of the building is sound.

Despite the damage and deteriorated condition of the building, it is salvageable. Given the rarity of this building type, it is one of two shotgun house in Capitol Hill, the building should be retained and restored. The applicant is encouraged to stabilize and restore the structure and explore returning the building to active use.

### **Recommendation**

*The HPO recommends the Board reaffirm the building contributes to the character of the historic district, direct the applicant to stabilize and restore the structure, and deny the permit for demolition as inconsistent with the purposes of the preservation act.*

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<sup>i</sup> Pursuant to D.C. Official Code § 6-1104.01, the owner of a contributing building within a historic district must comply with all laws and regulations governing the maintenance of real property. The building must be preserved against decay and deterioration and must be free from structural defects through prompt correction of certain defects, including:

- (1) Façade which may fall and injure persons or property;
- (2) Deteriorated or inadequate foundation, defective or deteriorated flooring or floor supports, deteriorated walls, or other vertical structural supports;
- (3) Members of ceilings, roofs, ceiling, and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration;
- (4) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken windows or doors;
- (5) Defective or insufficient weather protection for exterior wall covering, including lack of paint or weathering due to lack of paint or other protective covering; or
- (6) A fault or defect in the building which renders it not properly water-tight or structurally unsafe.